

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
WACO DIVISION

In re: §
CANTERA WAY VENTURES, LLC § Case No. 18-60529 RBK
Debtor §

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY
ADMINISTERED AND APPLICATION TO BE DISCHARGED (TDR)**

James E. Studensky, Trustee, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: 0.00 (Without deducting any secured claims)	Assets Exempt: NA
Total Distributions to Claimants: 619,915.19	Claims Discharged Without Payment: NA
Total Expenses of Administration: 90,584.81	

3) Total gross receipts of \$ 710,500.00 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$ 0.00 (see **Exhibit 2**), yielded net receipts of \$ 710,500.00 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from Exhibit 3)	\$ NA	\$ 52,983,540.62	\$ 52,983,540.62	\$ 619,915.19
PRIORITY CLAIMS: CHAPTER 7 ADMIN. FEES AND CHARGES (from Exhibit 4)	NA	90,584.81	90,584.81	90,584.81
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from Exhibit 5)	NA	NA	NA	NA
PRIORITY UNSECURED CLAIMS (from Exhibit 6)	NA	15,354.93	15,354.93	0.00
GENERAL UNSECURED CLAIMS (from Exhibit 7)	NA	702,776.87	702,776.87	0.00
TOTAL DISBURSEMENTS	\$ NA	\$ 53,792,257.23	\$ 53,792,257.23	\$ 710,500.00

4) This case was originally filed under chapter 11 on 07/24/2018 , and it was converted to chapter 7 on 12/07/2018 . The case was pending for 34 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 09/17/2021 By: /s/James E. Studensky, Trustee
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE ¹	\$ AMOUNT RECEIVED
Liquidation of Real Property (Schedule A)	1110-000	710,000.00
REAL PROPERTY	1110-000	500.00
TOTAL GROSS RECEIPTS		\$ 710,500.00

¹The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
NA		NA	NA
TOTAL FUNDS PAID TO DEBTOR & THIRD PARTIES			\$ 0.00

EXHIBIT 3 – SECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
000005	MONROE CAPITAL MANAGEMENT ADVISORS,	4110-000	NA	52,790,349.73	52,790,349.73	589,290.65
	WILLIAMSON TAX OFFICE	4700-000	NA	14,570.37	14,570.37	14,570.37

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
000002	MILAM COUNTY	4800-000	NA	127,917.95	127,917.95	0.00
000001	WILLIAMSON COUNTY	4800-000	NA	50,702.57	50,702.57	16,054.17
TOTAL SECURED CLAIMS			\$ NA	\$ 52,983,540.62	\$ 52,983,540.62	\$ 619,915.19

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
TRUSTEE COMPENSATION:JAMES STUDENSKY	2100-000	NA	38,775.00	38,775.00	38,775.00
GEORGETOWN TITLE COMPANY	2500-000	NA	2,302.30	2,302.30	2,302.30
INDEPENDENCE TITLE COMPANY	2500-000	NA	5,063.74	5,063.74	5,063.74
STEVE RICHMOND	2820-000	NA	1,518.77	1,518.77	1,518.77
UNITED STATES TRUSTEE	2950-000	NA	325.00	325.00	325.00
REALTOR FOR TRUSTEE FEES (REAL ESTATE COMMISSIONS):KELLER WILLIAMS	3510-000	NA	21,600.00	21,600.00	21,600.00
REALTOR FOR TRUSTEE FEES (REAL ESTATE COMMISSIONS):KELLER WILLIAMS REALTY	3510-000	NA	21,000.00	21,000.00	21,000.00

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		\$ NA	\$ 90,584.81	\$ 90,584.81	\$ 90,584.81

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
NA	NA	NA	NA	NA	NA
TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES		\$ NA	\$ NA	\$ NA	\$ NA

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
000006A	STALLERGENES GREER	5200-000	NA	13,186.44	13,186.44	0.00
000003	COMPTROLLER OF PUBLIC ACCOUNTS	5800-000	NA	2,000.00	2,000.00	0.00
000004	STATE OF DELAWARE DIVISION OF CORPO	5800-000	NA	168.49	168.49	0.00
TOTAL PRIORITY UNSECURED CLAIMS			\$ NA	\$ 15,354.93	\$ 15,354.93	\$ 0.00

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
000007	4400 WEST, LLC	7100-000	NA	697,500.00	697,500.00	0.00
000006B	STALLERGENES GREER	7100-000	NA	5,276.87	5,276.87	0.00
TOTAL GENERAL UNSECURED CLAIMS			\$ NA	\$ 702,776.87	\$ 702,776.87	\$ 0.00

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page: 1
Exhibit 8

Case No: 18-60529 RBK Judge: Ronald B. King
Case Name: CANTERA WAY VENTURES, LLC

Trustee Name: James E. Studensky, Trustee
Date Filed (f) or Converted (c): 12/07/18 (c)
341(a) Meeting Date: 02/14/19
Claims Bar Date: 06/30/20

For Period Ending: 09/17/21

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. REAL PROPERTY 107, 113, 117, 121 Cantera Way, Georgetown, Texas 78626; Lots 1, 2, 3, and 4, inclusive, of 4400 West LLC Subdivision in Williamson County, Texas per map of record in Doc No. 2011085915, Official Public Records, Williamson County, Texas-These are vacant lots in business park having a net book value of \$731,372.00 subject to liens held by Monroe Capital.	361,179.00	0.00		710,500.00	FA

TOTALS (Excluding Unknown Values)

\$361,179.00

\$0.00

\$710,500.00

Gross Value of Remaining Assets
\$0.00
(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

PREPARTION OF TDR AND REVIEW-09/16/21

REPORTS OF PRIVATE SALE OF LOTS PREPARED AND FILED-07/21/20

NEED TO PREPARE ESTATE INCOME TAX RETURN AND FILE FINAL REPORT TO CLOSE ESTATE-06/30/20

CLOSING ON ALL LOTS COMPLETED AND FUNDS DEPOSITED IN ESTATE ACCOUNT-06/29/20

CLOSING ON CONTRACTS EXTENDED TO JUNE, 2020 BECAUSE OF LENDER ISSUES RELATED TO PANDEMIC-05/10/20

ORDERS APPROVING SALES OF GEORGETOWN LOTS ENTERED-04/14/20

CONTRACT OF SALE ON LOTS 2, 3, & 4 OF CANTERA WAY PARK, GEORGETOWN-03/15/20

CONTRACT OF SALE ON LOT 1 IN CANTERA WAY PARK, GEORGETOWN-03/01/20

MARKETING VACANT LOTS IN GEORGETOWN USING REAL ESTATE AGENT-10/15/19

NEED TO LIQUIDATE LOTS WHICH ARE SUBJECT TO LIEN IN FAVOR OF MONROE CAPITAL-07/30/19

HIRED REAL ESTATE BROKER TO MARKET LOTS-07/15/19

RECEIVED/REVIEW OFFERS FOR PURCHASE OF LOTS-06/18/19

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REVIEWED LEGAL DOCUMENTS REGARDING LOTS AND INTERNET SEARCH FOR INFORMATION-03/05/19
INSPECTION OF LOTS IN CANTERA BUSINESS PARK-12/15/18

Initial Projected Date of Final Report (TFR): 12/20/20 Current Projected Date of Final Report (TFR): 12/31/20

/s/ James E. Studensky, Trustee

Date: 09/17/21

JAMES E. STUDENSKY, TRUSTEE

FORM 2

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Page: 1

Exhibit 9

Case No: 18-60529 -RBK
Case Name: CANTERA WAY VENTURES, LLC

Trustee Name: James E. Studensky, Trustee
Bank Name: Axos Bank
Account Number / CD #: *****0172 Checking Account

Taxpayer ID No: *****7815

For Period Ending: 09/17/21

Blanket Bond (per case limit): \$ 120,905,000.00

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
04/30/20	1	BRAD AND KATHERINE SCHAFFER 1611 S MAIN ST. GEORGETOWN, TEXAS 78626	BALANCE FORWARD EARNST MONEY DEPOSIT	1110-000	500.00		0.00 500.00
06/23/20	1	GEORGETOWN TITLE COMPANY 702 ROCK STREET GEORGETOWN, TEXAS 78826 (WIRE IN) GEORGETOWN TITLE COMPANY	SALE OF REAL PROPERTY Memo Amount: 360,000.00 SALE OF REAL PROPERTY	1110-000	320,008.56		320,508.56
		KELLER WILLIAMS	Memo Amount: (21,600.00) REAL ESTATE AGENT FEE	3510-000			
		WILLIAMSON TAX OFFICE	Memo Amount: (14,570.37) DELINQUENT PROPERTY TAXES	4700-000			
		STEVE RICHMOND	Memo Amount: (1,518.77) PROPERTY TAXES-CURRENT YR PRORATION	2820-000			
		GEORGETOWN TITLE COMPANY	Memo Amount: (2,302.30) CLOSING EXPENSES	2500-000			
07/06/20	1	INDEPENDENCE TITLE COMPANY 5900 SHEPHERD MOUNTAIN COVE BLDG.2, STE 200 AUSTIN, TEXAS 78730 (WIRE DEPOSIT) INDEPENDENCE TITLE COMPANY	SALE OF REAL PROPERTY Memo Amount: 350,000.00 SALE OF REAL PROPERTY		307,882.09		628,390.65
		KELLER WILLIAMS REALTY	Memo Amount: (21,000.00) REAL ESTATE AGENT FEE	3510-000			
		WILLIAMSON COUNTY TAX COLLECTOR	Memo Amount: (16,054.17) AD VALOREM TAXES PAID PER CT ORDER	4800-000			
		INDEPENDENCE TITLE COMPANY	Memo Amount: (5,063.74) CLOSING EXPENSES	2500-000			

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Exhibit 9

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Trustee Name: James E. Studensky, Trustee
Bank Name: Axos Bank
Account Number / CD #: *****0172 Checking Account

Taxpayer ID No: *****7815
For Period Ending: 09/17/21

Blanket Bond (per case limit): \$ 120,905,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
09/11/20	020001	UNITED STATES TRUSTEE 903 SAN JACINTO BLVD., ROOM 230 AUSTIN, TX 78701	CHAPTER 11 QUARTERLY FEES PAYMENT OF CLAIM NO. 8 PURSUANT TO COURT ORDER DATED 09/10/20 [DOC #22]	2950-000		325.00	628,065.65
09/11/20	020002	JAMES STUDENSKY CHAPTER 7 TRUSTEE 3912 WEST WACO DR. WACO, TEXAS 76710	TRUSTEE COMPENSATION TRUSTEE COMPENSATION PAID PURSUANT TO COURT ORDER DATED 09/10/20 [DOC #22]	2100-000		38,775.00	589,290.65
09/11/20	020003	BANKRUPTCY ESTATE OF ROCKDALE BLACKHAWK, LLC 3912 WEST WACO DR. WACO, TEXAS 76710	PAYMENT TO SECURED PARTY PURSUANT TO GLOBAL SETTLEMENT ORDER DATED 07/18/19 [DOC #973] FILED IN CASE NO. 18-60526 AND COURT ORDER DATED 09/10/20 [DOC #22]	4110-000		589,290.65	0.00

Memo Allocation Receipts: 710,000.00
Memo Allocation Disbursements: 82,109.35
Memo Allocation Net: 627,890.65

Account *****0172	Balance Forward	0.00			
3	Deposits	628,390.65	3	Checks	628,390.65
0	Interest Postings	0.00	0	Adjustments Out	0.00
			0	Transfers Out	0.00
	Subtotal	\$ 628,390.65			
				Total	\$ 628,390.65
0	Adjustments In	0.00			
0	Transfers In	0.00			
	Total	\$ 628,390.65			

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Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)

JAMES E. STUDENSKY, TRUSTEE

Trustee's Signature: /s/ James E. Studensky, Trustee Date: 09/17/21
JAMES E. STUDENSKY, TRUSTEE